



NARRATIVE INFORMATION SHEET

BOARD OF DIRECTORS

Dean Tamburri
- ACTING CHAIRMAN

Dr. Vincent Odock
- SECRETARY

Jeffrey D. Crist

Marc Greene

Giovanni Palladino

James Rinaldi

Susan Walski

1. Applicant Identification:

Bill Fioravanti CEO
Orange County Industrial Development Agency (IDA)
4 Crotty Lane
Suite 100
New Windsor, NY 12553

2. Funding Requested:

- a. Brownfield Grant Type: Community Wide Assessment Grant
- b. Federal Funds Requested = \$500,000

3. Location:

- a. Port Jervis
- b. Orange County
- c. NY

OPERATIONS STAFF

William Fioravanti
- CHIEF EXECUTIVE OFFICER

Kelly Reilly
- PROJECT MANAGER

Marty Borrás
- ADMINISTRATIVE ASST.

Sue Katzoff
- GENERAL COUNSEL

4. Target Areas and Priority Site Information:

Target Area	Name of Priority Site	Address
Port Jervis Downtown Revitalization Initiative (DRI) Census Tracts: 36071002200/ 36071002300	Former NY Ontario & Western Railyard	700 Railroad Avenue Port Jervis, NY
	Port Jervis Turntable	86 Pike Street Port Jervis, NY
	29-31 Front Street	29-31 Front Street Port Jervis, NY

5. Contacts:

a. Project Director:

Bill Fioravanti, CEO
Orange County IDA
4 Crotty Lane
Suite 100
New Windsor, NY 12553
bfioravanti@ocnyida.com
845-234-4192

b. Highest Ranking Official

Bill Fioravanti, CEO
Orange County IDA
4 Crotty Lane
New Windsor, NY 12553
bfioravanti@ocnyida.com
845-234-4192

6. Population : Port Jervis – 8,775

7. Other Factors

Other Factors Checklist	Page #
Community Population is 10,000 or less	1
The applicant is, or will assist a federally recognized Indian tribe or United States Territory	N/A
The priority site is impacted by mine-scarred land	N/A
The priority site is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 1.B. for priority sites within the target areas.	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from State (Separate Attachment from the NYS Dept. of Environmental Conservation)

9. Releasing Copies of Applications:

This information is not confidential, privileged, or sensitive and may be made public.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

625 Broadway, 12th Floor, Albany, NY 12233-7012

P: (518) 402-9764 | F: (518) 402-9722

www.dec.ny.gov

October 30, 2023

Bill Fioravanti, CEO
Orange County IDA
4 Crotty Lane
New Windsor, NY 12553

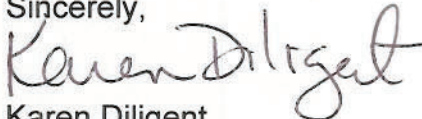
Dear Mr. Fioravanti:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the Orange County Industrial Development Corporation, dated October 12, 2023, for a state acknowledgement letter for a Federal Year 2024 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Orange County IDA plans to submit a Brownfield Community-Wide Assessment grant application for hazardous substances and petroleum in the amount of \$500,000. Focus of the funding will be to be to conduct Phase I and II Environmental Site Assessments at brownfield sites located in the Port Jervis Downtown Revitalization Initiative Area. Sites include the Former NY Ontario & Western Railyard, the Port Jervis Turntable, and 29-31 Front Street. Contamination at these sites includes VOCs, PAHs, petroleum, solvents, fuel oil, asbestos, and metals. Funding will also be allocated for inventory, characterization, and/or assessment of brownfield sites, associated planning (including reuse and/or remediation planning), and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the Orange County IDA may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Karen Diligent

Director, Bureau of Program Management

ec: T. Wesley, USEPA Region 2
Y. DeJesus, USEPA Region 2
D. Pollock, DEC Region 3
M. O'Connor, DEC Region 3
D. Lisa, HRP Associates



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description:

Orange County, located 65 miles northwest of New York City (NYC), encompassing an area of 891 mi² with a population of 401,000, will be the geographical boundary of this grant. The county is suburban in nature with urban centers that once were manufacturing powerhouses and agricultural centers. During the early 1900s the county experienced an agricultural and industrial expansion, with Orange County supporting the population growth and construction boom in NYC which drove the demand for building and agricultural products and expansion of railroad yards, such as Port Jervis, to transport products to NYC. Further, the county's industrial base grew to support the nation's military equipment production efforts. But the county's prosperity would end in the 1960s with the construction of the highway system, migration of industry overseas and south and the end of the military build-up. These events had a devastating impact on numerous cities and towns of Orange County as highways bypassed urban centers, railroad yards closed due to the transfer of goods by truck and the closure and downsizing of large manufacturers such as Ford and IBM that had a devastating ripple effect on local suppliers. The biggest impact was the closure of the Stewart Air Force Base in 1970, eliminating 6,000 jobs. These closures continued with C&D Battery and Nepera, eliminating over 600 jobs, and most recently C&S Wholesale Grocers, eliminating 304 employees in 2021, and Ball Corporation eliminating 150 in 2023. This former hub of industrial activity has been left grappling with a prolonged period of economic challenges including a landscape littered with abandoned deteriorating buildings, blight, downtowns filled with vacant storefronts, diminished incomes, emigration, deteriorating housing infrastructure, and overall financial strain. People with low income, less than a high school education and the elderly are left living in substandard housing in the shadows of orphaned and derelict former industrial sites and railroad yards that now dot Orange County's urban centers. These former industrial sites have had a profound adverse impact on the health and welfare of the residents. Sensitive populations, left living in poverty and exposed to brownfields, are plagued by high crime rates, blight, low education and lack of jobs resulting in elevated rates of birth defects, cancer, asthma, teen pregnancy and infant mortality. As if the adverse economic impacts are not enough, climate change has had a dramatic impact on flooding. The area has suffered 66 flash floods and 31 floods since 1996 which have resulted in significant property damage. The primary challenge to addressing brownfields is lack of funding to complete Phase I and II ESAs to evaluate contamination, address liabilities/transfer issues and determine remediation costs to prioritize sites and initiate site disposition strategies. The EPA Brownfield Assessment Grant will provide critical funding to implement the community's vision to address legacy contamination and flooding, improve housing, connect with its historical past and enjoy the beauty and health benefits of a revitalized waterfront including recreation, increased tourism, associated jobs, and a reduction of pollutants entering the waterways. **The Target Area (TA), a 1.4 mi² area of 5,327 residents referred to as the Port Jervis Downtown Revitalization Initiative (DRI),** includes Port Jervis's downtown, a densely developed urban area characterized by blight and the riverfront, which includes an abandoned 50-acre former railroad yard. The TA includes disadvantaged census tracts (36071002200 and 36071002300) according to the EPA's Climate and Economic Justice Screening Tool (CEJST).

1.a.ii. Description of Priority Brownfield Site(s):

The TA consists of a blighted downtown of abandoned and dilapidated former industrial and railroad sites, commercial buildings, apartments, and gas stations surrounded by neighborhoods located along the Delaware River. Approximately 35% (or 240 acres) of the TA was historically occupied for industrial uses including railroad yards, former foundries, manufacturing sites, and textile factories. A preliminary review identified 11 brownfields within the TA including 4 industrial sites, railroad roundhouse, rail yard, foundry, chemical manufacturer, drycleaner, petroleum storage facility and a manufactured gas plant ranging in size from 0.4 acres to 50 acres. In addition to these known brownfields, the New York State Department of Environmental Conservation (NYSDEC) has documented over 1,000 spills and at least 44 leaking underground storage tank sites within the TA. Generally, these sites exhibit volatile organic compounds (VOCs), semivolatile organic

compounds (SVOCs), and metals impacts (including lead), which pose a threat to health and the environment due to direct contact, ingestion, and inhalation. Priority sites include:

Former NY, Ontario & Western Railyard, 700 Railroad Avenue, Port Jervis (41.3682799-74.6898496) - A 50-acre unsecured vacant parcel located in a disadvantaged census tract according to CEJST along the Delaware River that operated as a railroad from the 1920s until the 1970s when the railyard was abandoned. On-site activities included light locomotive maintenance, fueling, and storage of coal, lumber and manufactured goods. The structures were demolished prior to 1980 and reportedly buried on-site. Potential contaminants of concern include polycyclic aromatic hydrocarbons (PAHs), petroleum, solvents, and metals. Since the site poses a threat to children tempted to venture on-site, the public's vision to convert the site into a park and its location along the river in the 100-year flood plain, the site has been identified as a priority site.

Port Jervis Turntable, 86 Pike St., Port Jervis (41.377524-74.696358) - This 8.67-acre unsecured abandoned railroad turntable and maintenance facility, located in a disadvantaged census tract according to CEJST, is littered with deteriorating industrial features. The site is surrounded by houses and commercial operations that are frequented by the elderly and children. It is expected that petroleum, PAHs, and metals are present. Due to the blight, threat to children tempted to venture on-site and historical significance, the community identified the site as a priority site for redevelopment.

29-31 Front St., Port Jervis (41.373649, -74.692754) - This 0.1-acre site, located in the heart of downtown in a disadvantaged census tract according to CEJST, is occupied by a blighted 22,563 ft² building which was occupied by a department store from 1910 until the 1980s. It is expected that asbestos is present in the building and fuel oil contamination may be present due to leakage from underground tanks. The site has been identified as a priority since it poses a threat to surrounding population tempted to venture inside the building, will remove blight along the city's main street, increase the downtown attractions, encourage others to invest and provide much needed low to moderate income housing.

1.a.iii Identifying Additional Sites

As part of the brownfield activities, Orange County IDA (OCIDA) will conduct brownfield awareness training for community members (i.e., leaders/stakeholders and public) and conduct public outreach throughout the county. The training will educate community members on what is a brownfield, the needs and opportunities and encourage community members to assist in identifying additional sites. Due to the TA's and county's industrial legacy, we believe numerous additional sites will be identified. OCIDA will work with community members through public engagement to identify and prioritize sites based on location in disadvantaged census tracts, presence of sensitive populations, redevelopment potential based on community goals and the ability to address the needs of an underserved and/or disadvantaged community, projected benefit, removal of environmental contamination and addressing area specific EJ issues. OCIDA will encourage that at least 40% of the sites are within disadvantaged census tracts as defined by CEJST.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans:

Port Jervis developed a vision and reuse for the city including the TA using an extensive planning process including public engagement which are included within the Port Jervis DRI whose strategies and community priorities include:

- Redeveloping the waterfront with recreation facilities and a link to downtown.
- Preserving a connection to the city's historical rail activities by restoring available sites.
- Ensuring greater access to livable wages by providing incentives to attract and retain manufacturers/small businesses to create jobs and support the underserved population's needs.
- Creating high quality affordable housing located adjacent to employment and recreation centers by attracting developers and supporting rehabilitation of existing homes.
- Removing blight.

- Providing a climate resilient community by providing flood resilient design features and methods to reduce flooding.
- Creating access and connection to existing trails and greenways.
- Retaining and attracting youth to ensure diverse and quality communities and future workforce.

Specific priority site reuse strategies include:

Former NY, Ontario & Western Railyard, 700 Railroad Avenue: revitalize as a waterfront park to spur tourism, including a bridge from downtown to the waterfront over railroad tracks, accessible for all ages; special park amenities will include splash pads, amphitheater, event space, playgrounds, picnicking spots, ice skating, and interactive educational opportunities. In addition, a White-Water Kayak Park (WWKP) will be constructed that provides safe access to the Delaware River for recreational activities. All park features will be water-resilient and park grading will be designed to reduce flooding impacts on the adjacent downtown area and potential loss of jobs and economic activity due to flooding.

Port Jervis Turntable, 86 Pike Street: revitalize as a train museum to spur tourism by memorializing the city's rail history. The site would include a 200,000 ft² energy-efficient museum with historical rail cars and event space to accommodate the public, parking with electric vehicle (EV) charging, a freestanding solar powered restroom and access to an adjacent trail leading to a walkway along the river.

29-31 Front Street: demolish the existing 22,563 ft² building and construct a 6-story mixed use building (30-unit apartment building and retail space) with energy-efficient Insulated Concrete Form (ICF) construction and energy efficient features. The project will remove blight along the village's main street, increase the downtown attractions, encourage others to invest and provide much needed low to moderate income housing and basic needs (fresh food) for the area population.

1b.ii. Outcomes and Benefits of Reuse Strategy:

The proposed projects will provide environmental due diligence, cleanup strategy, and reuse planning services using local construction crew/vendors and providing workforce training, whenever possible, to position priority sites for redevelopment. These activities will encourage investments by leveraging available funds and resources. No displacement of residents or businesses is planned; rather, living conditions and opportunities for underserved residents will be improved. Residents will benefit from a healthier living environment due to removal of blight, increased tax revenue, open space, job opportunities, available affordable housing, and incorporation of climate and renewable energy designs into projects. It is expected the projects will investigate/cleanup 59 acres, remove blight (22,562 ft² building demolition and industrial features removal), create a 50-acre waterfront park with water access and construct a 200,000 ft² rail museum with event space, 36 low to moderate income apartments and retail space. It is estimated that the Former NY, Ontario & Western Railyard project will draw between 500,000 to 1.6 million visitors annually, create 400 jobs and generate \$10 to \$33M a year in revenue. The Port Jervis Turntable project is expected to generate \$7M in investments and 10 jobs. The 29-31 Front Street project will generate tax revenue, 6 construction jobs and 1 full time management/maintenance job. Each of the projects will incorporate energy efficient features and the park will include flood resilience design to reduce potential downtown flood impacts. In addition, one Area-wide Plan will be developed to inform the additional site selection process. The plan will identify the county's needs, EJ issues, site selection criteria and assist in determining selected site future uses.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse:

Port Jervis does not have nor is funding available to complete site assessment, investigation and reuse planning. Without the completion of the assessment/investigation the projects will not move forward. However, Port Jervis has secured funding from NYS to construct portions of the priority projects including **Former NY, Ontario & Western Railyard** –\$3M to construct a pedestrian bridge and amphitheater; **Port Jervis Turntable, 86 Pike Street, Port Jervis** – \$2M to construct 200,000 ft² energy-efficient museum with event space; **29-31 Front Street,** – \$2M to demolish existing building and construct an energy efficient mixed use building

including 36 low to moderate income apartments and retail space. To complete other aspects of the projects, the city will utilize a \$120,000 Restore NY grant to demolish buildings, and bonds, loans, grants, and in-kind contributions from the city and not-for-profits and work to attract private developers to complete the projects. OCIDA will also leverage the following incentives for site remediation and redevelopment needs of the noted priority sites and any additional sites identified under 1.a.iii.

Site Remediation:

- **NYS Empire State Development Restore NY** – \$150M in demolition funds available statewide to municipalities via an annual application process.
- **NYSDEC Brownfield Cleanup Program Tax Credits** – Provides tax credits for site remediation and development to taxpayers via an application process.

Site Redevelopment:

- **NYS Empire State Economic Development Fund (EDF)** – Offers financial assistance for projects that facilitate job creation and/or retention, or increased business activity.
- **Orange County Revolving Loan Program** – Up to 50% (up to \$200k) of project costs that create jobs for low-moderate income persons.
- **NYS Energy Research Development Agency** – Provides grants for energy efficiency, EV Stations, and renewable energy installation.
- **NYS HOME Program** – Provides up to 9% tax credits for land acquisition/affordable housing.
- **NYS Office of Community Renewal** – Provides up to \$900k to design and construct a recreational trail; provides grants to create/retain jobs for low- to moderate-income persons.
- **Main Street Program NYS Homes & Community Renewal** – Funds building renovation for historic buildings, mixed-use neighborhoods, and commercial districts.
- **Federally Qualified Opportunity Zone** - Provides investors tax incentives to invest in a wide variety of projects that rebuild low to moderate income communities

1.c.ii Use of Existing Infrastructure:

Reuse of sites will leverage existing sewers, water, natural gas, sidewalks, roads, and electricity in the TA. Review of infrastructure within the TA during the planning process indicated that although the infrastructure is aging, the existing water, sanitary sewer, storm sewer, and telecommunications infrastructure has sufficient capacity to support continued development. The city is in the process of upgrading existing water and sewer infrastructure including a pump station funded by NYS (\$287,000). Also, a \$100,000 NYS grant is helping fund an Inflow and Infiltration study of the city's over 100-year-old sewer system and repairs will be funded by \$590,867 in NYS grants.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

Due to Port Jervis' small population of 8,775, which has steadily declined each decade from its peak of 10,243 in 1950, depressed median home values (\$153,300 vs. \$340,600 NYS) and per capita income (\$23,443 vs \$43,208 NYS), and high property tax rates (\$32.30/\$1k vs \$27.70/\$1k), the city struggles to meet the community's existing needs. In addition, the city is currently under a NYS Department of Environment Conservation (NYSDEC) decree to repair 30 miles of sewer pipes - failure to do so could result in a penalty of up to \$37,500 each day per violation. Port Jervis' ability to fund environmental site investigations and remediation of brownfields is non-existent. The substantial number of vacant and underutilized brownfield properties in the TA are depressing property values and are a major contributing factor to high tax rates. As a result, already-compromised neighborhood property values continue to decline, creating a negative feedback loop of disinvestment and decay – resulting in a lack of public funds needed to address environmental issues required to redevelop brownfield sites. With no growth, the only option is to increase taxes on an already overburdened low-income proportion population that is suffering adverse impacts of

brownfields. This grant is the best chance at a region-wide financing tool to stimulate new investment and grow the tax base in the county’s urban centers – creating a sustainable footing for decades to come.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

EPA’s EJScreen noted that people of low income, unemployed, with less than high school education and people over age 64 in the TA are disproportionately impacted by brownfields (see Table 1). Other sensitive populations, according to the Orange County Health Assessment, include pregnant women due to high rate of teen pregnancy (22.4 births/1k vs 9.1/1k NYS) and infant mortality (10.4 infant death/1k vs. 4.4 infant deaths/1k NYS). The sensitive populations suffer a range of health and welfare issues including:

Sensitive Population	Census tract		NYS/USA
	A	B	
Low Income	47%	33%	28%/31%
Unemployment	14%	4%	6%/6%
<HS education	15%	20%	12%/12%
>64 Yrs. Old	30%	13%	17%/17%
Census tract A: 36071002200 B: 36071002300			

- High poverty rates (30% vs 13% NYS) based on US census data.
- Elevated depression (23% vs. 19.5% US) and obesity (37% vs. 33% US) based on Center for Disease Control and Prevention (CDCP) data.
- Receiving Food Stamps (16.1% vs 12.5% US) and food deserts (12.1% of population are without vehicles that are more than one-half mile from a supermarket) based on USDA data.
- Opioid overdose deaths (35.6/100k vs. 25.7/100k) and high violent crime rate (4.11/1k vs 3.1 /1k NYS) based on NYS Department of Health data.
- Climate Risk (flooding) – 90% Census Tract 36071002300 and 68% Census Tract 36071002200 vs 11% NYS according to EJScreen data.
- Lacking Broadband Access - 20% Census Tract 36071002200 vs 13% NYS according to EJScreen.

Assessing and remediating contaminants and revitalizing brownfields will reduce sensitive population exposure to hazardous contaminants, blight and substandard living conditions. The noted exposure reductions will reduce health/welfare burdens and provide a positive outlook for the community due to the availability of jobs and fresh food, healthier living conditions, increased outdoor activities and connection with community which research by CDCP has demonstrated can lead to longer life, better health and improved well-being.

Disease/Health Condition	A	B	NYS/USA
Low Life Expectancy	21%	25%	17%/20%
Heart Disease	7.2	7.4	5.6/6.1
Asthma	11.6	11.9	10/10
Cancer	6.7	6.5	6/6.1
Persons w/Disabilities	28.5%	21.8%	11.8%/13.4%
Census tract A: 36071002200 B: 36071002300			

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

As noted on Table 2, a summary of EJScreen Health Indicators, the TA suffers from low life expectancy and excessive rates of heart disease, asthma, cancer and persons with disabilities. In addition to the noted health indicators, the sensitive populations suffer a greater than normal incidence of the following indicators when compared to NYS according to the Orange County Health Assessment report:

- Birth Defects – 309/10k births vs. 287/10k NYS
- Premature Deaths (before age 65 years)- 29.6% vs 23.3% NYS
- Cancer Mortality- 192.4/100k vs. 146.8/100k
- NYS Rate of Children > 72 months of age with confirmed blood lead level ≥ 10 ug/dl per 1k children tested – 8.1 vs 6.7

The poor health conditions (cancer, heart disease, asthma, low life expectancy) can be attributed to the exposure to environmental contamination including VOCs, PAHs and metals which are present at numerous former industrial sites in the community. The elevated incidence of confirmed high blood lead levels can be attributed to high rates of exposure to lead paint since 56% of the TA’s housing stock was constructed prior to 1935

according to US census data. The grant will focus in areas of sensitive populations to ensure that the greatest impacts occur among those experiencing the highest incidence of adverse impacts by:

- 1) improving employment rates/income through job creation;
- 2) promoting healthier/active lifestyles by increasing access to trails and recreation;
- 3) reducing environmental hazards through the assessment/cleanup of brownfields contaminants; and
- 4) eliminating blight.

(3) Environmental Justice

(3)(a) Identification of Environmental Justice Issues:

As noted in **Table 3**, the TA's sensitive populations are disproportionately impacted by lead paint and proximity to Superfund sites. Further as noted in **Table 4**, the TA is located within disadvantaged census tracts. The 3 Priority sites, 700 Railroad Ave., 86 Pike St. and 29-31 Front Street are located in disadvantaged communities according to CEJST.

Pollution and sources	A	B	NYS/USA
Lead Paint	0.61	0.72	0.55/0.3
Superfund Proximity	0.33	0.28	0.24/0.13

Burden and Socioeconomic Thresholds by TA Census Tract		
Burden Category	36071002200	3671002300
Climate Change	Projected Flood Risk 97 th Low Income 73 rd	Projected Flood Risk 98 th Low Income 80 th
Health	NA	Low Life Expectancy 90 th Low Income 80 th
Energy	Energy Cost 93 rd Low Income 73 rd	NA
Workforce Development	Low Median Income 95 th High School Education 12%	NA
Legacy Pollution	Proximity to Superfund Sites 91 st Low Income 73 rd	Proximity to Superfund Sites 90 st Low Income 80 th
Housing	Housing Cost 97 th Low Income 73 rd	Lead Paint 93 rd Low Income 80 th
Thresholds reported in Percentile except High School Education which is reported in %		

(3)(b) Advancing Environmental Justice:

To promote Environmental Justice (EJ), OCIDA will establish a goal consistent with the Justice40 program of delivering a minimum of 40% of brownfield program outputs/outcomes in EJ communities. Therefore, preference will be given to additional site selection for brownfields located in EJ communities. Program goals will support positive change in the TA's EJ communities by providing higher wages, access to recreational activities, lead-free housing and access to fresh foods. It is important to note that no displacement of residents or businesses is planned; rather, living conditions and opportunities for residents will be improved. OCIDA recognizes rigorous and meaningful engagement using elements of the EPA's EJ Collaborative Problem-Solving (CPS) Model is essential to achieving its EJ goals. OCIDA will collaborate with partners listed in

Section 2.b.i to identify issues that impact sensitive populations and build EJ community capacity and leadership so that these communities play a significant role in bettering their community through brownfield redevelopment.

2b. Community Engagement

2.b.i. Project Involvement and 2.b.ii Project Roles

The table below identifies community partners that will be involved and aid in project performance. These partners and their participation are viewed as key to a successful brownfield program, particularly in community outreach. OCIDA's discussions with these partners have all met with strong affirmation of the importance of addressing brownfields.

Partner Name	Point of Contact	Specific Role in Project
Paychex	Gillian Barrett, HR Services Coordinator [REDACTED] 845-867-0814	These business and workforce development organizations will advise the project team regarding workforce development and local business needs and champion brownfield projects that create family-wage jobs in their communities.
SUNY Orange	David Kohn, Director of Job Training 845-341-4388, dkohn@sunyorange.edu	
Orange County Workforce Training board	Steve Knob, Director 845-615-3630, sknob@co.orange.ny.us	
NYSDEC	Kelly Hale, Project Manager Kelly.hale@dec.ny.gov, 315-793-2748	Provides regulatory oversight as needed through their BCP programs, and the brownfield program will provide monetary and technical support
Catholic Charities Community Services of Orange County Inc.	Kristin Jensen, Director 845-294-5124, Kristen.jensen@ccsos.org	

Orange County Office of Aging	Ann Marie Maglione, Director 845-615-3700, ammaglione@orangecountygov.com	These social service agencies will represent and advocate for the underserved residents: Catholic Charities – Low Income individuals; Orange County BOCES- individuals with less than HS education; Office of Aging- people over 64; The Arc- people with disabilities; In addition, they will assist with identifying and implementing methods to reach out to sensitive populations and encourage their participation in public outreach events. BOCES will also assist those without HS diplomas in getting HS Graduate Equivalency Diplomas.
Orange County BOCES- BOCES Graduate Equivalency Diploma	Diane E. Lang , ae@ouboces.org, (845) 781-6715, ext. 1	
The Arc, Greater Hudson Valley, NY	Catherine Ottaviani 845-796-1350, cottaviani@arc dutchess.org	
Ontario and Western Railway Historical Society	Jeff Otto, President 845-381-8504, jeffotto@aol.com	These groups will promote participations in the project communicate project progress to communities in the region and assist with identifying additional site and evaluating impacts and revise.
Orange County Citizens Foundation	Kaitlynn Lancellotti, Executive Director 845-469-9459, klancellotti@visionhudsonvalley.org	
City of Port Jervis	Mayor Kelly B. Decker, Mayor (845) 858-4000, mayor@portjervis.gov	Contact for city of Port Jervis and knowledge of funding and priority sites. Will also assist with identifying additional sites.
Orange West Realty	Paul Hamilton, President (845) 856-4400, info@orangewestrealty.com	Local real estate broker with knowledge of market and developers. Will also assist with identifying additional sites.
Port Jervis Recreation Commission	John Faggione, Superintendent recreationdirector@portjervisny.gov 845-858-4045	Assist with community input for waterfront park development

2.b.iii. Incorporating Community Input

OCIDA has a well-established community involvement program that we will maintain for this grant. A total of 8-12 public meetings will be held during the 4-year grant to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In addition, 2-4 brownfield committee meetings will be held each year. Outreach events, open to the public, will be advertised through county and partner websites, newspapers, radio, and social media (earned media and other low-cost/no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. The community will be updated on progress throughout the grant, as well as share input through comment opportunities on county and partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. We have already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. OCIDA staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, we will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, OCIDA will evaluate it against our development goals and available resources, adopting feedback that feasibly meets these criteria

3.0 TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

Task 1 – Project Management, Reporting & Other Eligible Activities

i. Project Implementation: Includes: 1) Cooperative agreement compliance oversight; 2) Selection of Qualified Environmental Professional (QEP) by the OCIDA in accordance with OCIDA requirements and 2 CFR200.317-326; 3) Federal Financial Report (FFR) reporting; 4) MWBE/DBE reporting; 5) Property Profile Form submission/updates in the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 6) monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; 7) report summarizing accomplishments, expenditures, outcomes, outputs, lessons

learned, and resources leveraged at grant completion. The IDA anticipates 1 member will attend 1 local and 2 national brownfield events during the performance period of the grant.

ii. Anticipated Project Schedule: Activities will be completed over the 4-yr grant period. The QEP selection will be completed in the first quarter of the grant award.

iii. Task/Activity Lead: OCIDA with support from the QEP.

iv. Outputs: Quarterly reports with status tables (16), Annual FFR report (4), Final project closeout report (1), ACRES profiles (~12 sites) updated with completion of each project element, a member from the OCIDA attending 3 brownfield events, approximately 48 monthly meetings and QEP selection.

Task 2 – Community Engagement & Site Inventory/Prioritization:

i. Project Implementation: Includes: 1) preparation of community involvement plan; 2) outreach materials including updated web content and fact sheets; 3) develop/review site inventory for stakeholders, update inventory in years 2 & 3; 4) solicit, consider, and respond to community input, including an estimated 16 public/stakeholder meetings; and 5) coordinate meetings with property owners to encourage brownfield reuse and participation in the project. Initial broad planning review of inventory sites to determine next steps for each site, e.g., Phase I, Phase II, or detailed planning study if assessments are adequate. Use screening tools (e.g., CEJST, EJScreen) to ensure Justice40 areas are included in new priority sites. Work with OCIDA legal representative to obtain access agreements. Sites will be selected that can support near term growth and spur economic activity in underserved areas.

ii. Anticipated Project Schedule: Preparation of community involvement plan/outreach materials, Qtr. 1, Development of Site Inventory and prioritization of sites to be assessed will occur in Qtr. 1 – Qtr. 2. Meetings with the taskforce, community members, and property owners, throughout the grant period (4 years). Update inventory twice in years 2 & 3 to account for new foreclosures.

iii. Task/Activity Lead: OCIDA with support from the QEP.

iv. Outputs: Community involvement plan, prioritized site inventory, eligibility forms and access agreements (~12), 16 public meetings, up to 16 meetings with property owners, updated web content and fact sheets (up to 16 events), meet with local trade/club groups 1-2 times per year.

Task 3 – Phase I/Phase II ESAs/RBMs, Cleanup, Reuse and AWP:

i. Project Implementation: Based on the outcome of Task 2, the OCIDA will direct QEP to obtain EPA site approvals, prepare a master Quality Assurance Project Plan (QAPP)/Health and Safety Plan (HASP), 12 Phase Is in accordance with All-Appropriate Inquiries Final Rule and ASTM International (ASTM) E1527-21 Phase I ESA standard. Completion of up to 3 Phase IIs conforming to EPA/NYSDEC requirements and ASTM 1903-11. Regulated Building Material (RBM) surveys will be completed at up to 2 sites for lead, asbestos and PCBs. Each Phase II ESA/RBM survey will include the following: 1) Sampling and Analysis Plan (SAP); 2) materials demonstrating compliance with National Historic Preservation Act (NHPA) and Endangered Species Act requirements; and 3) a 29 CFR §1910.120-compliant site-specific HASP. Phase I/Phase II activities will start with all three priority sites, Ontario & Western Railyard at 700 Railyard Avenue, Port Jervis Turntable at 86 Pike Street, and 29-31 Front Street. Site Specific Cleanup plans and Analysis of Brownfield Cleanup Alternatives (ABCAs) will be prepared for up to 2 sites where contamination is confirmed or strongly suspected based on the Phase Is and where existing cleanup planning has not been done: Ontario & Western Railyard and Turntable sites. A Brownfields Area Wide Plan (AWP) will be developed for Orange County due to a lack of planning capabilities and existing brownfield plan(s). Site specific planning studies will be completed including 2 Revitalization Plans to be identified as a result of Task 1 and 2. Resource Roadmap plans will be developed for 2 priority sites after completion of Phase Is and Phase IIs. All subcontractors will be procured following grant and OCIDA requirements.

ii. Anticipated Project Schedule: Yr.1: Master QAPP, 6 Phase Is, 1 RBM survey; Yr.2: 6 Phase Is, 1 RBM survey, 3 Phase IIs, AWP (Orange Cty); Yr.3: 2 Cleanup Plans/ABCAs, 2 Brownfield Revitalization Plans (sites to be determined), 2 Resource Road Map (site to be determined); Yr.4: Completion of any incomplete plans.

iii. Task/Activity Lead: QEP to complete technical deliverables (assessments, investigations, reporting, ABCAs) with oversight from OCIDA. OCIDA will oversee plans with support from QEP.

iv. Outputs: 1 master QAPP/HASP, 12 access agreements/EPA site approvals, 12 Phase Is, 3 Phase IIs, 2 RBMs, 2 Site Specific Cleanup Plans/ABCAs, 2 brownfield revitalization plans, 2 Resource Roadmaps, 1 AWP.

3.b. Cost Estimates: Project cost estimates are provided by task below. OCIDA will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described herein. As noted below, **53% of grant funds are allocated to Phase I/II/RBMs, and site-specific cleanup planning and 31% of grant funds are allocated to eligible reuse/area wide planning activities.*** Contractor costs are based on an average labor rate of \$170/hr.

Task 1 – Project Mgmt., Reporting & Other Eligible Activities (\$30,700):

Travel Total: \$4,090: 2025 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x1 OCIDA member); 2027 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x1 OCIDA Member); 2026 Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x1 OCIDA Staff Member)
Contractual Total: \$26,010; 48 monthly check-in meetings: \$8,160 (48 hrs. x \$170/hr. x1 staff); Compliance Reporting: \$17,850 (105 hrs. x \$170/hr.). Other Total: \$600; Conference Registration Fees: \$600 (\$200/person x3 conferences x1 OCIDA Member)

Task 2 - Community Engagement & Site Inventory/Prioritization (\$48,960):

Contractual Total: \$48,960; Stakeholder Meetings: \$27,200 (80 hrs. x \$170/hr. x 2 staff)
 Update Project Fact Sheets, Site Nomination Form & Webpage Content: \$8,500 (50 hrs. x \$170/hr.)
 Update inventory brownfield sites: \$13,260 (78 hrs. x \$170/hr.)

Task 3 – Phase I/II ESAs/RBM & Site Cleanup/Reuse Planning (\$420,340)

Contractual Total: \$420,340; Site Eligibility Requests: \$2,040 (12 hrs.@\$170/hr); RBM Surveys: \$12,970 (2 sites@\$6,485ea); Update Master QAPP/HASP: \$6,030 (1 QAPP x \$6,030/QAPP); Cleanup/ABCAs: \$17,700 (2 sites@\$8,850ea); Phase I ESAs: \$66,000 (12 sites@\$5,500/ea); Phase II ESAs: \$163,500 (3 sites@\$54,500ea, average); Revitalization Plans*: \$63,200 (2 sites@\$31,600ea) Resource Roadmap*: \$43,000 (2 site@\$21,500ea); Area Wide Plan*: \$45,900 (1 sites@\$45,900ea) *Plan activities as prescribed@ <https://www.epa.gov/brownfields/information-eligible-planning-activities>.

Budget Categories	Task 1:Project Mgt., Reporting & Other Eligible Activities	Task 2: Community Engagement & Site Inventory/Prioritization	Task 3: Phase I/II ESAs/RBM/& Cleanup/Reuse Planning	Total
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$26,010	\$48,960	\$420,340	\$495,310
Other	\$600	\$0	\$0	\$600
Total Direct Costs	\$30,700	\$48,960	\$420,340	\$500,000
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$30,700	\$48,960	\$420,340	\$500,000

3.c. Measuring Environmental Results: Status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Performance Reports and ACRES. Between meetings and reports, the following **outputs** will be tracked on a spreadsheet maintained by OCIDA: 1) # of sites nominated; 2) # of sites prioritized for funding; 3) # of PIs; 4) # of PIIs; 5) # of RBM Surveys; 6) # of ABCAs/RAPs; 7) # of site reuse plans; and 8) # of community meetings. The anticipated **short- and long-term outcomes** identified in Section 1.b.ii (ft² blight removed, # of jobs, # affordable residential units, amount of tax revenue generated, etc.) will also be tracked and reported to EPA. Additionally, OCIDA will update ACRES property profiles beyond the life of the Grant to fully capture long-term outcomes. OCIDA will track and evaluate the following outcomes: 1) # of sites cleaned up and # of No Further Action determinations received from NYSDEC; 2) # of sites for which off-site risks are identified; 3) # of sites for which property title transfers are facilitated; 4) # of adaptive reuse projects; 5) # of sites and acres redeveloped; 6) # of acres of parks/greenspace created; 7) private investment and other

funding leveraged; 8) # of housing units created; 9) # of jobs created; and 10) amount of additional property tax revenue generated.

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i Organizational Capacity – OCIDA is a public benefit corporation organized under the General Municipal Law of the NYS and provides incentives to qualified companies to encourage job creation. OCIDA has the internal, organizational capacity to manage the grant as demonstrated by their management of 72 active projects with an annual budget ranging from \$1.5M to \$2.5M, and fund balance of approximately \$12M. They have an active board of directors comprised of 7 experienced professionals, as well as a CEO, Mr. Bill Fioravanti, Project Manager Kelly Reilly, Administrative Assistant Marty Borrás, general counsel Bousquet Holstein, bond Counsel Hodgson Russ LLP and several committees including audit, finance, and governance. OCIDA acts as a coordinating agency for a variety of corporate financing and incentive programs offered by local, regional, state, and federal agencies and works closely with Orange County Departments of Economic Development and Planning to support economic development activities.

4.a.ii Organizational Structure- As noted above, the OCIDA has an operations staff consisting of a CEO, Mr. Bill Fioravanti, to lead the organization and be responsible for final decision making, Ms. Kelly Reilly, Project Manager, to manage and complete projects, and Mr. Marty Borrás, Administrative Assistant to provide support for the Project Manager and CEO. The operations group is supported by six separate committees consisting of the Audit, Finance, Governance, Human Resources, Accelerator and Covid-19 Resilience Loan Committees. The operations group reports to the 7 member board of directors with various backgrounds including labor management, economic development, architecture, and finance. OCIDA will be responsible for the timely and successful expenditure of funds in 4 years, and completion of all technical, administrative, and financial requirements of the project and grant.

4.a.iii. Description of Key Staff: Mr. Bill Fioravanti, OCIDA CEO since 2012, will be responsible for grant completion and compliance. He has extensive knowledge of Orange County and management experience having served as the Executive Director of the Town of Wallkill Boys & Girls Clubs from 2004 to 2009 and the Middletown YMCA Associate Executive Director from 2009 until 2012, leading construction of and launch of the highly successful South Orange Family YMCA. He is also a board member for Habitat for Humanity of Greater Newburgh and is a Trustee for Mount Saint Mary College. Mr. Fioravanti will be supported by Ms. Kelly Reilly, Project Manager. She joined the Orange County IDA in 2009 where she previously served as a Client Services Specialist and Project Manager of Facilities. Ms. Reilly works closely with the IDA's clients. She is also responsible for public hearings and communication of IDA projects and meetings and works closely with auditors on the IDA project labor audits. Prior to her work with the Orange County IDA, Reilly worked for IBM for nearly 30 years. Ms. Reilly will complete reporting and other administrative tasks, and oversee the QEP to ensure timely and compliant completion of tasks.

4.a.iv Acquiring Additional Resources

OCIDA will use its internal procurement as well as federal procurement guidelines to procure a QEP, appraisal and loan underwriting. Local labor will be encouraged to administer the grant; in fact, OCIDA's financial application includes requirements to use local labor. OCIDA has on call legal counsel, noted above, to assist with site access agreements and other matters.

4.b. Past Performance and Accomplishments

ii. Has Not Received EPA Brownfields Grant but Received other Federal or Non-Federal Assistance Agreements.

(1) Purpose and Accomplishments: The OCIDA received and managed a \$0.4M New York State Division of Science, Technology and Innovation (NYSTAR) Grant that is used to work with industry to leverage technology strengths to produce new products. The grant purpose and goals of the STAR program correlates with the EPAs brownfields goals of investing in properties and business for job creation. (2) Compliance with Grant Requirements, OCIDA followed administrative and financial reporting and tracked and reported jobs created, retained jobs, and economic impacts. No deficiencies were noted by the administering agency, NYESD.

Orange County IDA- Community Wide Brownfield Assessment Grant

Threshold Criteria Responses:

1. **Applicant Eligibility** – Orange County Industrial Development Agency (IDA)

The Orange County Industrial Development Agency is eligible for an EPA grant as a public benefit corporation organized under Article 18-A of the General Municipal Law of the State of New York.

2. **Community Involvement**

Orange County IDA is committed to inclusive public process that engages project stakeholders, and the community. A community involvement plan includes an outreach approach that provides citizens with the opportunity to be involved in and provide input every step along the way.

Partners:

Orange County IDA will use the support of project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues offered. They will host at least 2 brownfield action committee meetings per year and at least 3 community/neighborhood meetings per year.

Meetings:

Orange County IDA will hold meetings regularly with business owners, government and property owners to discuss sites, progress, assessment and goals for the grant.

Website/Social Media pages:

Orange County IDA will continue to update its website with information about the sites consistently noting accomplishments and goals for the grant as well as social media platforms.

Fact Sheets and Newsletters;

Orange County IDA will include project updates in its newsletter to stakeholders. Project partners will also communicate progress via regular meetings, with fact sheets and newsletters.

Public Notices and Newspapers & Email:

Orange County IDA will publish all engagement opportunities in public newspapers or email blasts to community networks.

Additional:

Special outreach efforts (translation services for non-English speaking and hearing impaired) are used as needed to provide equal access to project information. During times of social distancing Orange County IDA will host engagement events via Zoom and at outdoor locations.

Below are community advocacy groups (partners) that will aid Orange County IDA in informing and updating the public.

Partner Name	Point of Contact	Specific Role in Project
Paychex	Gillian Barrett, HR Services Coordinator [REDACTED] 845-867-0814	These business and workforce development organizations will advise the project team regarding workforce development and local business needs and champion brownfield projects that create family-wage jobs in their communities.
SUNY Orange	David Kohn, Director of Job Training 845-341-4388, dkohn@sunyorange.edu	
Orange County Workforce Training board	Steve Knob, Director 845-615-3630, sknob@co.orange.ny.us	
NYSDEC	Kelly Hale, Project Manager Kelly.hale@dec.ny.gov, 315-793-2748	Provides regulatory oversight as needed through their BCP programs, and the brownfield program will provide monetary and technical support
Catholic Charities Community Services of Orange County Inc.	Kristin Jensen, Director 845-294-5124, Kristen.jensen@cccsos.org	These social service agencies will represent and advocate for the underserved residents: Catholic Charities – Low Income individuals; Orange County BOCES- individuals with less than HS education; Office of Aging- people over 64; The Arc- people with disabilities; . In addition, they will assist with identifying and implementing methods to reach out to sensitive populations and encourage their participation in public outreach events
Orange County Office of Aging	Ann Marie Maglione, Director 845-615-3700, ammaglione@orangecountygov.com	
Orange County BOCES- BOCES Graduate Equivalency Diploma	Diane E. LangLang, ae@ouboces.org, (845) 781-6715, ext. 1	
The Arc, Greater Hudson Valley, NY	Catherine Ottaviani 845-796-1350, cottaviani@arcdutchess.org	
Ontario and Western Railway Historical Society	Peter Grasse, President Village of Catskill Board (518) 943-3830, lcope@Villageofcatskill.net	
Orange County Citizens Foundation	Kaitlynn Lancellotti, Executive Director 845-469-9459, klancellotti@visionhudsonvalley.org	These groups will promote participations in the project communicate project progress to communities in the region and assist with identifying additional site and evaluating impacts and revise.
City of Port Jervis	Mayor Kelly B. Decker, Mayor (845) 858-4000, mayor@portjervic.gov	Contact for city of Port Jervis and knowledge of funding and priority sites. Also assist with identifying additional sites
Orange West Realty	Paul Hamilton, President (845) 856-4400, info@orangewestrealty.com	Local real estate broker with knowledge of market and developers. Will also assist with identify additional sites.
Port Jervis Recreation Commission	John Faggione, Superintendent recreationdirector@portjervisny.gov 845-858-4045	Assist with community input for waterfront park development

3. Expenditure of Existing Grant Funds: Orange County IDA does not have any existing grant funds.

4. No contractors or Subrecipients have been named.